

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	39 Willard Ave.	Date:	March 4, 2016
Perm. Parcel No:	811-28-010	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Shawn & Truanita Williams	Maximum Occupancy:	9 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):**

1. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.
2. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (**no caulking**), and the mortar color must match the existing mortar. **Gray mortar MAY NOT be acceptable.**

**REQUIRED MAINTENANCE ITEMS:**

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Repair/replace missing/damaged aluminum/vinyl siding.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
3. Tuck-point the foundation masonry and repaint to match existing.

**GARAGE:**

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof.
3. Replace the overhead door with a new door.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector: Robert Brown**

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**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed on (house) (garage) as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All exterior light fixtures must be properly maintained and operate normally.
4. All exterior receptacles must be GFCI protected and weather-proof.
5. Trim all trees, bushes and/or shrubbery on the property, especially off house, garage and fence.
6. Scrape and paint mast and secure to house.

**GENERAL GARAGE ITEMS:**

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor. Section on the right side.
3. Scrape and paint the door, window and/or roof trims on this garage.
4. Make all necessary repairs to the garage window(s) and related frames and trims.
5. Repair wall section between garage doors.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Replace the lower half of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 4 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.

**GENERAL ELECTRICAL ITEMS:**

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. All unused or defective electrical fixtures or equipment must be completely removed throughout.
3. All taps and splices must be enclosed in work box with correct cover.
4. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
5. Install flexible conduit under kitchen sink for garbage disposal.

**GENERAL PLUMBING ITEMS:**

1. Install an air admittance valve and p-trap under kitchen sink.
2. Remove Furnco no-hub adaptor and install an approved steel back no-hub adaptor kitchen drain.
3. Remove and cap bathroom in basement to include but not limited to: plumbing and electric.

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**GENERAL HVAC ITEMS:**

1. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ the chimney. Flu piping must be secured by using sheet metal screws or rivets 3 per joint.

**BASEMENT ITEMS:**

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of NINE (9) occupants (total of both adults and children)*